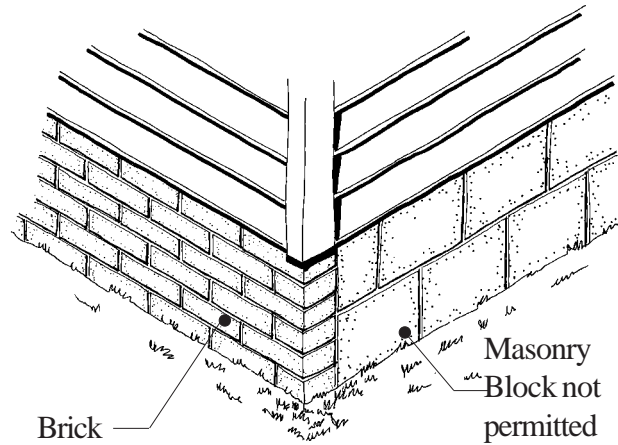
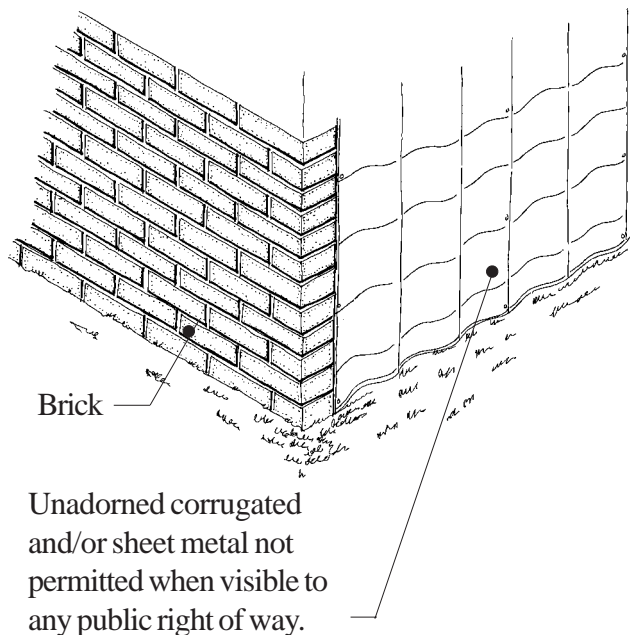


SPECIFIC AREA STANDARDS:

POST DEVELOPMENT AREAS ARCHITECTURAL TREATMENT

Section 19-603. Architectural Treatment.

No building exterior (whether front, side, or rear) which would be visible to any public right-of-way shall be constructed of unadorned concrete block or corrugated and/or sheet metal.

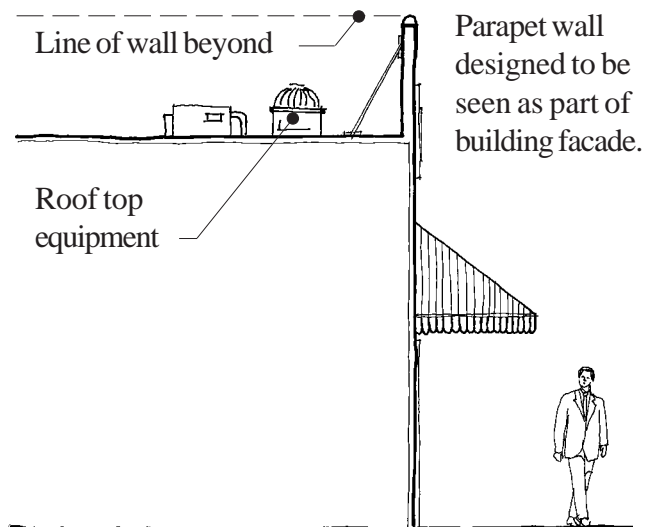


Recommendation: Concrete block should be colored with integral pigment or painted with a concrete color stain. Use of stain requires owner to commit to perpetual maintenance of color and finish.

Exposed metal exterior surfaces should be treated with a factory applied color finish.

Reference Countywide standards for requirements for screening mechanical equipment from public view.

(Note: Please reference Countywide standards for additional architectural requirements)



SPECIFIC AREA STANDARDS

Section 19-595. Architectural Treatment.

Mechanical equipment, whether ground-level or rooftop, shall be shielded and screened from public view and designed to be perceived as an integral part of the building.

Photo right: Good example of roof top equipment screening using architectural elements. This building, constructed on sites previously occupied by a restaurant and a gas station, uses traditional roof forms to hide undesirable views of mechanical equipment. Also, the scale, massing, and design of the buildings reflects the residential nature of the surrounding neighborhoods.



POST DEVELOPMENT AREAS ARCHITECTURAL TREATMENT



Adaptive reuse of existing buildings is an important practice within post development areas. Photo at left demonstrates the successful revitalization of an existing restaurant building.

Typically used for residential construction, a brick facade can help create a building form compatible with residential uses. The overhang provides shelter and softens the scale of the structure, making it more pedestrian friendly. The screening of roof top mechanical equipment is designed into the facade.

